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August 4, 2006

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification Letter - Variance
831 Park Paseo – APN #162-03-571-016

This application is for a rear yard setback variance of 7 feet where 15 feet is required.

The variance would enable us to build an attached accessory structure by addressing our concerns for size, safety, neatness, and privacy.

Our rear yard fence divides our property from businesses on Charleston Boulevard.

Because of floor plan layout, house/garage entrance should be located at the North West corner of the house.

That entrance location and a 15 foot setback would make that side of the garage only 6 feet wide.

A 7 foot variance would increase the width to 14 feet and allow for better use of our space.

The structure would shield us from the noise, traffic and other unsavory elements coming from the commercial businesses located on Charleston Boulevard.

A structure of this size will keep our property and landscape neat and free from unsightly items.

It would serve as a garage and space for storage, hobbies and other uses.

Last but not least, in the past year, there was a homicide on the other side of the fence and a few neighborhood homes, including ours, were burglarized.

Crime elements aside, in our house hunting we have seen all the neighborhoods in Las Vegas and are drawn to the John S. Park Historic District.

It has the most appeal and character to us because of the old style homes.

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At the time of purchase we knew that the house would be too small for our family of four but the price was within our budget and with some improvements it would fit our needs.

The house is way over due for restoration as it has not been properly maintained and preserved since it was originally built in 1942.

All other setbacks and requirements will remain within the codes.

In addition to the attached accessory structure we are planning to enlarge the house to accommodate our needs and today's standards of living.

Our remodel requires the removal of the existing garage which is built from concrete blocks and has a difference appearance from the wood frame stucco house.

All of our building and remodeling plans will, in our opinion, improve and add value to the neighborhood while maintaining the original style and design.

Thank you for your consideration.

Sincerely,



Ian Robins
P.O. Box 9904
Glendale, CA 91226
818-415-4638

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